

A LOCAL LAW IN RELATION TO AUTHORIZING THE  
CONVEYANCE OF CERTAIN PARCELS OF REAL PROPERTY IN  
THE GETTY SQUARE URBAN RENEWAL AREA FOR THE SFC  
RIVER PARK CENTER AND CACACE CENTER URBAN RENEWAL  
PROJECT

Be it enacted by the City Council of the City of Yonkers, as follows:

Section 1. General City Law § 20 and 23 and the Second Class Cities Law § 37 are hereby superseded to the extent provided herein as follows:

In furtherance of the objectives of Articles 15 and 15-A of the General Municipal Law of the State of New York, the City of Yonkers (the "City") and the Yonkers Community Development Agency (the "Agency") have undertaken a program for clearance and reconstruction of the Getty Square Area in the downtown and government section of the City and have caused to be prepared an urban renewal plan for such area (the "Getty Square Urban Renewal Plan").

The City Council, by Resolution No. 71-2006, approved the terms and provisions of a proposed master developer designation agreement ("MDDA") for the designation of Struever Fidelco Cappelli, LLC (hereinafter referred to as "SFC") as a qualified and eligible sponsor for redevelopment of several blighted areas in the Getty Square Urban Renewal Area (the "Redevelopment Projects").

The Agency, by Resolution No. 16-2006 adopted on May 17, 2006, approved the MDDA and approved SFC as a qualified and eligible sponsor of the Redevelopment Projects.

The City of Yonkers is the fee title owner of certain land and improvements located in the Getty Square Urban Renewal Area and listed in Exhibit A attached hereto and made a part hereof (the "Subject Property"). With the exception of the municipal firehouse located at 32 John Street (Section 1, Block 475, Lot 59), the Chicken Island Parking Lot located in Section 1, Block 483, Lot 60 currently used by the City of Yonkers Parking Authority, and the building known as the "Health Center" and government parking lot at 87 Nepperhan (Section 1, Block 488, p/o Lot 1), all of which are in urgent need of environmental remediation, the remainder of the Subject Property is not currently being used or is currently underutilized, nor has it been designated for specific use in the future and is thereby considered surplus.

There has been presented to the City Council a proposed Urban Renewal Land Disposition Agreement (the "LDA") among the City, the City of Yonkers

Industrial Development Agency ("YIDA"), Yonkers Economic Development Corporation ("YIDA Affiliate"), New Main Street Development Corporation ("NMSDC") and SFC in connection with the Redevelopment Projects. The LDA contemplates the disposition of the Subject Property for urban renewal purposes to the Agency, YIDA, the YIDA Affiliate or NMSDC for various segments of the Redevelopment Projects.

YIDA, is authorized under Article 18-A of the General Municipal Law of the State of New York to accept grants and contributions from, and enter into contracts or other transactions with, any municipality, and to use any such gifts, grants, loans or contributions for any of its corporate purposes. NMSDC and the YIDA Affiliate were established as local development corporations under Section 1411 of the New York State Not for Profit Corporation Law, which expressly provides for the sale or lease of city-owned property to such entities.

It is proposed that the City either lease or sell the Subject Property for the public purpose of constructing the Redevelopment Projects to provide a new firehouse, new government parking and an option to provide new municipal administration offices; to replace the municipal firehouse on John Street, the Chicken Island Parking Lot and the Health Center building, all in accordance with the Getty Square Urban Renewal Plan.

Section 2. The disposition of the Subject Property by the City of Yonkers to the Agency, YIDA, the YIDA Affiliate or NSMDC for urban renewal purposes in accordance with the LDA is hereby found to be in the best interest of the City and is hereby approved.

Section 3. The Mayor or the Deputy Mayor is hereby authorized, to execute any and all documents necessary and convenient to carry out this Local Law, including but not limited leases, deeds, easements and rights of way, and any other documents, certificates or affidavits as may be approved by the Corporation Counsel of the City of Yonkers.

Section 4. This local law shall take effect as provided by law.

**EXHIBIT A**  
**City of Yonkers Parcels**

Parcel ID#	Address	Owner
1.-475-43	159 Nepperhan Avenue	City of Yonkers
1.-475-50	38 School Street (a/k/a 32 John Street)	City of Yonkers
1.-475-51	44 Ann Street a/k/a 32 John Street)	City of Yonkers
1.-475-55	Ann Street (a/k/a 32 John Street)	City of Yonkers
1.-475-59	32 John Street	City of Yonkers - Fire Department
1.-475-75	157 Nepperhan Avenue	City of Yonkers
1.-483-50	149 School Street	City of Yonkers
1.-483-60	Getty Square Parking Area	City of Yonkers - Parking Authority
1.-485-1	14 Palisades Avenue	City of Yonkers
1.-488.1 (Partial)	87 Nepperhan Ave (Building Department Building) and Government Parking Lot	City of Yonkers
1.489-1	76 South Broadway	City of Yonkers
1.490-3	96 South Broadway	City of Yonkers
1.490-14	207 New Main Street	City of Yonkers
1.490-15	45 Guion Street	City of Yonkers
1.490-16	43 Guion Street	City of Yonkers
1.490-17	41 Guion Street	City of Yonkers
1.490-18	37 Guion Street	City of Yonkers
1.490-20	35 Guion Street	City of Yonkers
1.490-21	209 New Main Street	City of Yonkers
1.490-22	37 Guion Street Rear	City of Yonkers
1.490-24	33 Guion Street	City of Yonkers
1.490-72 (Partial)	92 South Broadway	City of Yonkers
1.490-80	100 South Broadway	City of Yonkers
Ann Street	Roadway	City of Yonkers - Engineering

Engine Place 1	Roadway	City of Yonkers - Engineering
Henry Herz Street	Roadway	City of Yonkers - Engineering
James Street	Roadway	City of Yonkers - Engineering
John Street	Roadway	City of Yonkers - Engineering
School Street	Roadway	City of Yonkers - Engineering
Guion St (Partial)	Roadway	City of Yonkers - Engineering
1.488.1	City Hall - Washington Park (Partial)	City of Yonkers
1.488.1.4	Parking Chicken Island	City of Yonkers
1,490.72	Cacace Center - Waring Park (Partial)	City of Yonkers